

**10 Cayuga Place W  
Lethbridge, Alberta**

**MLS # A2306404**



**\$485,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, A/C

Tucked into a quiet cul-de-sac, 10 Cayuga Pl W offers the space, comfort, and setting buyers love. This 4-bedroom, 2.5-bath home welcomes you with a warm, functional interior designed for everyday living. Natural light fills the home and enhances its welcoming atmosphere throughout. The layout is open, with inviting common areas that make daily routines feel comfortable and connected. The kitchen is positioned to serve the heart of the home, making meal prep and conversation feel effortless. Step outside and the property truly shines. The large, park-like yard feels like your own private retreat, with mature greenery and plenty of open space for relaxing, gardening, or hosting summer get-togethers. Whether you imagine a play area, firepit lounge, or peaceful morning coffee spot, this backyard oasis offers exceptional versatility. The cul-de-sac location adds an extra sense of privacy and low-traffic appeal.